

To: City Clerk

From: Bruce Gardella


Attached is a letter to each member of the City Council for their review prior to the October 4 City Council meeting. I would appreciate your assistance in distributing it to the council members.

Attachment: 2 pages

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To: Councilwoman Lois Tarkanian
Councilman Steve Wolfson
Mayor Pro Tem Gary Reese
Councilman Larry Brown
Council Lawrence Weekly
Council Steven D. Ross

From: Bruce Gardella 
6513 Echo Crest Avenue
Las Vegas, NV 89130

Date: September 18, 2006

Re: GPA-14304 and ZON-14308

There are two applications to be brought before the City Council on the October 4 agenda. They are to amend the Master Plan (GPA-14304) to allow a zoning change and a zoning change from RE to R-3 (ZON-14308). The purpose of these applications is to allow condominium development on 3.52 acres located at 5300 North Rainbow Boulevard. The Planning Commission staff has recommended denial of these proposals. The Planning Commission has recommended approval.

This property directly abuts my residence and I am writing this letter to express my very strong opposition to these two applications.

The proposed development presented at two neighborhood meetings is a low-end condominium project that is not consistent with the Master Plan, does not fit with any of the adjacent developments and is inappropriate with all of the surrounding properties and developments.

In the last ten years that I have been in residence at this address the City Council has been very consistent in requiring all developments to be single story, single family residences on large lots in this neighborhood. Several developments have been required to increase the size of their lots and only single story structures have been allowed. We implore the City Council to be consistent in the requirements of the Master Plan and deny these proposed changes to the Master Plan and zoning.

This proposed development would increase the density from the present zoning by over 700%. The increase in density from the existing surrounding neighborhoods would be approximately 400%. All the agencies that rely on the Master Plan to plan our schools, roadways and infrastructure have certainly not planned for an increased density of 400% to 700%. If this project were approved, the City Council would be hard pressed to deny similar proposals in the future. This would result in a drastic overload to our already overloaded neighborhood schools, resulting in increased bussing of the children out of our area. The streets in the neighborhood, especially those surrounding the elementary school, already have too much traffic and will become a safety concern.

Any two-story structure built on this site will have a direct line of sight into my back yard, and that of my neighbors, removing all of the privacy from our residences.

We have a drainage channel that runs from the proposed project between my residence and my neighbor to the north. There are children that climb the block walls and walk the top of the wall along this drainage channel. This is not a frequent occurrence and we discourage it; however, with this development this will become a more frequent problem. This is a serious security and safety issue.

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There are many other problems with this proposed project too numerous to mention in this letter but in closing, please consider the following:

1. In the two neighborhood meetings held by the developer everyone in attendance strongly objected to both versions of this project.
2. A petition requesting denial of the applications was signed by over 100 residents of the surrounding area and presented to the Planning Commission.
3. No one at the neighborhood meeting or at the Planning Commission meeting spoke for approval or had anything positive to say about this project.
4. Approval of this low end, inappropriate project would reap profits for the developer who is not a resident of Las Vegas and result in a significant drop in the value of the surrounding property of the residences in this neighborhood.

Please deny these applications.